

Applicant: Robert Caliva

Agent: N/A

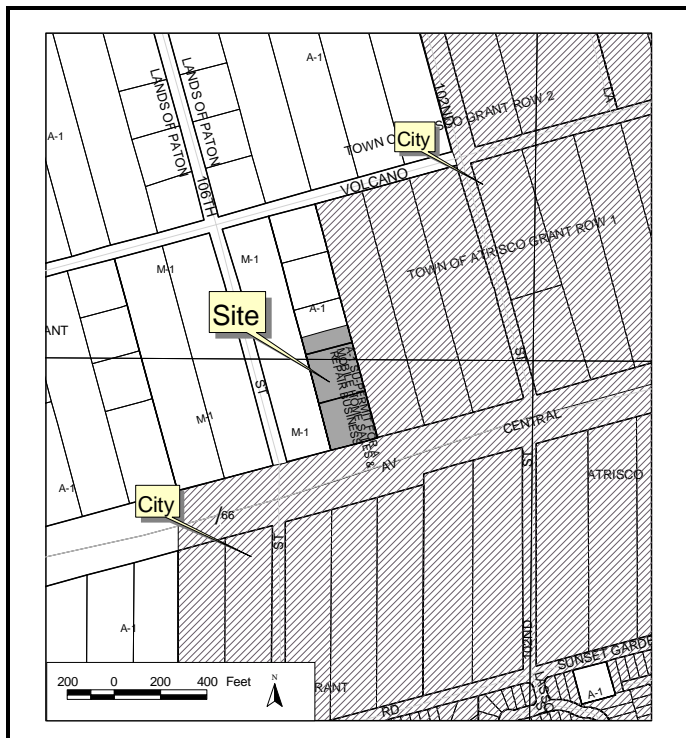
Location: 10101 Central Ave., NW

Property Size: 2.48 acres (approximately)

Existing Zone: A-1

Proposed Zoning/SUP: Special Use Permit for Specific Use for mobile home sales, service, and storage, and watchman/caretaker residence

Recommendation: Deferral



Summary: This request is for a Special Use Permit for Specific Use for mobile home sales, service, and storage, and a watchman/caretaker residence on a 2.48 acre (approximately) property on the north side of Central Ave. to the east of 106th St. The property had a Special Use Permit, which expired (CZ-93-32).

This request was deferred twice in 2004 and 2005 by the CPC to allow the applicant to address staff's concerns. In July 2005, the CPC recommended denial of the request related to the applicant's failure to address staff's concerns. The applicant appealed the decision to the BCC, and in August 2005. The BCC remanded the case to the CPC. The applicant now indicates that he has nearly completed addressing staff's concerns, including arranging to replat the property and to connect to City water and sewer, but staff would like to see these actions completed before recommending approval of the Special Use Permit.

Staff Planner: Catherine VerEecke, Program Planner

- Attachments:**
1. Application
 2. Land Use and Zoning Maps
 3. Previous Special Use Notice of Decision (January 28, 1994)
 4. CPC Notice of Decision (from November 3, 2004)
 5. Request for deferral (for March 2, 2005)
 6. Request for deferral (for July 6, 2005)
 7. Notice of Violation
 8. CPC notice of decision, July 8, 2005
 9. Board of County Commission appeal materials (for August 23, 2005)
 10. Re-submittal (for January 4, 2006)
 11. Additional materials submitted by the applicant (for January 4, 2006)
 12. Revised Site Plan (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 9-27-04 to 10-11-04 and from 11-15-05 to 12-5-05. Their comments were used in preparation of this report, and begin on Page 14.

AGENDA ITEM NO.: 5
County Planning Commission
January 4, 2006

CSU-40030 Robert P. Caliva requests approval of a Special Use Permit for a Specific Use for Mobile Home Sales, Trailer (mobile home) Service & Storage and Watchman/Caretaker Residence on Tracts A & the southerly portion of B, SP-77-588, located at 10101 Central Avenue NW, on the north side of Central Avenue between 102nd & 106th Streets, zoned A-1, containing approximately 2.48 acres. (L-8) (REMANDED FROM THE AUGUST 23, 2005 BOARD OF COUNTY COMMISSIONERS HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

	Zoning	Land use
Site	A-1	Mobile home sales, repair and Watchman/caretaker residence
North	A-1	Vacant
South	-- City	Central Ave. Vacant
East	City (SU-1)	Mobile home park
West	M-1	Contractor's yard

BACKGROUND:

The Request

The applicant is requesting a Special Use Permit to allow him to continue to operate a mobile home sales, storage, and repair business (Route 66 Homes) on his property and to add a watchman/caretakers mobile home on the site. The subject property is located west of 98th Ave., east of 106th St., south of I-40, and north of Central Ave., within the Town of Atrisco Land Grant, Row 1. The property has consisted of a 1 acre parcel (Lot A) and the 1 acre southerly portion of a 2 acre parcel (Lot B) with A-1 zoning (SP-77-158).

In September 1993, the previous property owner requested a zone change to M-1 to allow mobile home sales and a repair facility on the two acre property (CZ-93-32). On November 3, 1993, the County Planning Commission recommended denial of the zone change request and approval of a Special Use Permit for a Mobile Home Sales and Repair business on the property. On January 28, 1994, the Board of County Commissioners approved the Special Use Permit for a period of ten years. Conditions of approval included paving or a gravel surface, an 8 foot high solid wall, an approved site development plan with no more than 10 mobile homes on site, and an approved grading and drainage plan. The site plan and grading and drainage plans were approved in 1994 and the use was established.

The Special Use Permit expired in January 2004, which was discovered when the applicant requested an administrative amendment to the Special Use Permit to allow a carport for a mobile home that was being used as a caretaker's residence. The property owner began discussions with staff about renewing the Special Use Permit, but not before a notice of violation was sent (Attachment 4).

Although the current request is mainly to continue the established use, the applicant is proposing several additions on the site. First, he would like to replace the existing office with a 3200 square foot building to be used as an office and for storage. Second, he would like permission to keep the existing mobile home located in the rear of the property to serve as a watchman/caretaker's residence and add an 800 square foot carport for the residence. Third, he is proposing to add another 1200 square foot storage building in the rear of the property. The remainder of the property would be devoted to parking spaces for mobile home/trailer repair and storage for sale. The property is surrounded on three sides by a masonry wall and fence and has had landscaping on all 4 sides. Some of the landscaping needs to be replaced.

Request justification. In his response to Resolution 116-86, the applicant argues that the proposed land use is consistent with the health, safety, and general welfare of the County. It provides a needed service in the area. He states the request is justified due to changed conditions in the area in which adjacent and nearby properties have adopted light industrial uses. This, he points out, is shown in the land use designation as Industrial in the advisory document, the West Route 66 Sector Development Plan.

Surrounding Land Uses and Zoning

The property is located on the north side of Central Avenue in an area of mixed land uses. Much of the surrounding area is zoned A-1, with many 5 acre parcels that are characteristic of the Atrisco Land Grant area. Residential development is sparse along Central Ave., although light industrial and commercial development efforts have been more widespread.

On the north side of Central Ave. to the west of the applicant's property, a few non-residential developments have been approved. A Special Use Permit was granted for a mini-storage facility (CZ 94-1), although this business was never established. Special Use Permits were also granted for a miniature golf course and go-cart track (CSU 77-46), but this use was discontinued more than 10 years ago. That property owner recently cancelled the Special Use Permit so that the property could revert to M-1 zoning (CZ 82-27). Further to the west along Central Ave., four parcels were rezoned from A-1 to M-1 in the early 1980s (CZ 80-31, CZ 81-9, CZ 82-58, CZ 82-59). This currently includes the Roadrunner Trucking Inc. operations (now unoccupied) and another trucking storage company.

To the west of the Lands of Roadrunner, one property recently received a Special Use Permit for manufactured and mobile home sales and sales and storage (CZ 10016), while a property near to it had been rezoned to C-1 in the 1970s and currently has a RV campground (CZ 76-76).

To the east of the property towards 98th St., a mobile home park was developed within the City limits. To the east of this is a bar and restaurant. Otherwise, development in on the north side of Central Ave. has been limited.

On the south side of Central Avenue, near the applicant's property, several properties have active Special Use Permits in the County or SU-2 (Industrial) zoning in the City of Albuquerque. To the immediate south is a business that stores and sells culverts and pipes and another with a contractor's yard. To the west of these sites, the City of Albuquerque has a waste disposal system on properties with Special Use Permits (e.g., CSU 90-13). To the south of these properties new high-density residential subdivisions have occurred as far north as Sunset Gardens Rd.-- within the City limits.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Developing Urban area of the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, lifestyles, while creating a visually pleasing built environment."

Policy b for the area states that the Developing Urban category shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 units per acre.

Policy j states that new commercial development in Developing Urban areas should generally be located in existing commercially-zoned areas.

West Side Strategic Plan

West Side Strategic Plan

The West Side Strategic Plan was adopted by the Bernalillo County Board of County Commissioners in April 1998. An amended version was adopted in 2002.

The subject property is in the Atrisco Park Community in the Plan, which is the triangular wedge of land located between I-40 and Central Avenue, to the west of Coors Blvd. The eastern portion includes the Atrisco Business Park, and the west is the western gateway to the Albuquerque Metropolitan Area, with travel-related developments. The central portion includes largely undeveloped 5 acre tracts. Policy 3.33 of the Plan states that "It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing five acre tracts in this area shall be initiated." The Plan states that these developments ought to occur in the form of planned communities.

West Route 66 Sector Development Plan

This sector plan was drafted in the late 1980s. In 1987, the City Council adopted the plan including the zoning categories presented in the Plan. In 1990, the Board of County Commissioners recognized the Plan as a general guide for development, but did not adopt the plan.

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications.

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error in the original zone map.
 - 2. Changed neighborhood or community conditions justify a change in land use or
 - 3. A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.

- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
 - 1. denied due to lack of capital funds; or
 - 2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.
- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted land use plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. A zone change request which would give a zone different from the surrounding zoning to a strip of land along a street is generally called a "strip zoning." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone due to traffic or special adverse uses nearby.

Section 18. Special Use Permit Regulations

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any one in which they are not permitted by other sections of this ordinance; the Board of County Commissioners may likewise authorize the increase in height of buildings beyond the limits set fourth by sections of the zoning ordinance. With such permits, the

Board of County Commissioners may impose such conditions and limitations as it deems necessary:

1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located.
2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones;
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

Section 19.A (Landscaping and buffer landscaping regulations) states that landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses. For sites of one acre and up to five acres the following requirements apply:

1. There shall be a landscaped setback along all streets of no less than 15 feet.
2. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
3. Fifteen percent of all paved areas shall be landscaped. This landscaped setback shall contribute toward this requirement.

ANALYSIS:

Surrounding Land Use and Zoning

The applicant has requested a Special Use Permit for mobile home sales, storage and repair on his 2 acre property. This use was originally approved due to its compatibility with nearby uses, and the same uses exist at the present time. To the east of the property is a mobile home park and to the west is a property with M-1 zoning and a contractor's yard. The Special Use has provided a transition between these two uses and fits in with the general character of this portion of West Central Ave.

Plans

The property is zoned A-1 and is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan, in which 'single family residential' is designated as the predominant use. However, the West Side Strategic Plan supports mixed uses for the sites vicinity, particularly along Central Ave. near 98th Street and the Atrisco Business/Industrial Park. In addition, if the West Route 66 Plan is used for guidance, the subject parcels are

shown in the plan as SU-IP, which would allow a mixture of uses that are conditional due to existing conditions in the area. Therefore, this use appears to be appropriate for the area and the request for a Special Use Permit is consistent with these plans.

Zoning Ordinance

The applicant has attempted to demonstrate that the proposed uses are consistent with Resolution 116-86. It does appear that there have been changes in land use in the immediate area of the site away from the original A-1 zoning. Light industrial and mobile home uses are most common. The proposed use is consistent with these uses, which are also noted in the plans for the West Central Ave. area. The applicant has also provided letters of support from the adjacent property owners to the east and west, as required for a Special Use Permit for Specific Use.

Agency Comments

County staff and representatives from other agencies have noted several issues with the site development plan and with the site.

County Zoning staff has emphasized that the development would need to meet buffer, landscaping, sign, and paving requirements. County Building staff states that permits are required for all structures on the site.

County Environmental Health has noted that the site's wastewater and water systems must be brought up to Code. An availability statement was provided in 1995, but it does not appear that the applicant has addressed the requirements set forth in the statement. As a condition of approval the applicant must provide a new availability statement and connect the property to City sewer and water as specified in the statement. City Utilities' comments also indicate the need for a new statement.

A driveway permit should be obtained for access on to the State road (Central Ave.).

In addition to the comments on land use, planning staff has noted the following: 1) the northerly tract of land (Lot B) needs to be platted into a legal lot of record; 2) landscaping must be brought up to date following County standards; 3) additional parking may be required for employees, beyond what is shown on the site plan, if necessary; and 4) building permits should be provided for the existing structures on the site, e.g., the mobile home being used as a residence and the new office/storage building.

Conclusion

In conclusion, it appears that a new Special Use Permit for Specific Use could be appropriate in this instance. The use has been compatible with adjacent uses and there have been no recorded zoning violations on this property since 1993 when the original Special Use Permit was granted. The request is consistent with Resolution 116-86 in that the area of the site has changed in the direction of uses similar to the applicant's. Prior to new development on the site, the applicant would need to address the concerns of County Planning, Zoning and Environmental Health staff.

However, in its 10/18/04 visit to the site, staff discovered that there is another mobile home being used as a residence on the site, in addition to the one shown on the site plan as a watchman/caretaker's residence.

Staff recommends that this mobile home be removed or that the case be deferred so that the applicant can resolve this issue.

ADDITIONAL STAFF COMMENTS, JULY 6, 2005

This case was first deferred at the November 3, 2004 CPC hearing. Staff had recommended a deferral because the site plan submitted by the applicant did not correspond to the actual uses on the site, including an additional mobile home being used as a dwelling. In addition, Environmental Health staff stated that the applicant must connect to City water and sewer, since both appear to have been available since 1995, per an availability statement. Staff also noted that the applicant had illegally connected his property to a neighbor's water line and appeared to have no septic or building permits. The CPC thus granted a six-month deferral of the request with the instructions that the applicant connect to City water (and sewer), remove the additional mobile home from the property, and abandon the septic tank being used on the site (Attachment 4, Notice of Decision). Planning staff had also noted (p.8 above) that the request includes Tract A in addition to the southerly portion of Tract B, which was created through deed. (The northerly portion of Tract B has a different owner). The discrepancy between the tracts created by deed (Assessor's tracts) and legal lots of record (Zone Atlas) is illustrated in new maps in Attachment 2. To resolve this issue, Tract B must be platted into two legal lots of record.

In February 2005, the applicant requested another six month deferral (Attachment 5). His letter stated that he received a new sewer and water availability statement and was seeking financing for the project to connect to City water and sewer. The CPC granted his request at the March 2, 2005 hearing.

The applicant is now requesting another deferral, this time for four months, as new issues have arisen with the property, particularly with the need to subdivide or replat the property (Attachment 6). The applicant has learned that the property's connection to City water and sewer cannot be approved until northerly portion of the subject property is legally platted. The applicant thus had the property surveyed and met with planning staff regarding the subdivision plat. At that time, however, planning staff determined that the subdivision of the affected properties may not be possible because the applicant's tract of land (southerly portion of Lot B) would not meet the minimum lot size standard for A-1 zoning (one acre net) if a subdivision is requested (See Maps, Attachment 2). The request for deferral thus indicates that the applicant is trying to sell his property and the business to his brother who lives with him on the site. No other information or materials have been provided to staff about the resolution of the various issues with the property.

Staff is now recommending denial of this request for a new Special Use Permit for the applicant's mobile home repair business. It appears that the applicant has been unable to address the outstanding issues with the property while continuing to use it as a site for two unpermitted residential dwellings (the applicant's and his brother's), with other activities on the site that are contrary to County regulations. The applicant also did not comply with all departmental requirements during the term of the previous Special Use Permit and then allowed the Permit to lapse more than a year ago.

Staff is also unclear as to how the sale of the property will solve the issue of the needed subdivision plat of the northerly portion of the subject property. The applicant has provided no evidence of any arrangements to sell the property to his brother or to work with the adjacent property owner to the north regarding the sale or the plat.

Since this is the applicant's second request for a deferral and the property remains in violation, staff is unable to concur with this deferral request and argues that is becoming apparent that the proposed uses are inappropriate for the site.

ADDITIONAL STAFF COMMENTS, JANUARY 4, 2006

In July 2005, the CPC recommended denial of the request related to the applicant's failure to address staff's concerns including providing an accurate site plan and demonstrating that the existing A-1 zoning is not appropriate for the site (Attachment 8). The issues also included the need to connect the property to City water and sewer and to disconnect the existing septic system and water line on the property. The applicant appealed the CPC decision to the BCC, and in August 2005, the BCC remanded the case to the CPC to allow the applicant another chance to address the outstanding issues with the development (Attachment 9).

The applicant submitted his revised application and site plan on November 11, 2005 with the expectation that he would be able to fully address the outstanding issues in a timely manner (Attachment 10). He indicated that as of the time of the submittal he had purchased additional land (.48 acres) from the neighbor to the north to be able to create two lots from his own property, utilizing an existing 25 foot wide access easement. He also stated that he has completed the Sketch Plat portion of the CDRA (County Development Review Authority) process, which will allow him to replat his property (a portion of it had been created through only deed and not the subdivision process). This, in turn, would facilitate the required connection to City water and sewer and then the abandonment of the existing system. He also submitted a revised site plan that seeks to show the correct location of buildings, mobile home repair, and the access easement.

However, since the time of the submittal, additional difficulties have been encountered, including obtaining the approval of the grading and drainage plan and utility plan, which has been required for the utilities extension (water and sewer connections). The completion of the re-plat is thus being delayed until the hookups are approved. Work with County Environmental Health staff regarding the connections and septic tank abandonment has taken place and is close to being resolved (see staff comments). According to materials submitted by the applicant and his engineer on December 14, 2005, the estimated time of completion of the

COUNTY PLANNING COMMISSION
JANUARY 4, 2006
CSU-40030

required actions is now in January or February 2006 (Attachment 11).

Staff agrees that the applicant is making progress towards completing the development requirements and that a deferral is necessary to complete the City and County development review processes and hook-up to City water and sewer. Other staff comments include ensuring that landscaping (front setback and side buffer) is adequate per Zoning Ordinance requirements, as landscaping appears to have died and also needs to be supplemented to meet the requirements. Also, the site plan needs to be modified to show the correct existing and proposed lots and legal description, and permits must be obtained for all structures on the property.

FINDINGS

1. This is a request for a Special Use Permit for a Specific Use for Mobile Home Sales, Trailer (mobile home) Service & Storage and Watchman/Caretaker Residence on Tracts A & the southerly portion of B, SP-77-588, located at 10101 Central Avenue NW, on the north side of Central Avenue between 102nd & 106th Streets, zoned A-1, containing approximately 2 acres.
2. This property had a Special Use Permit for Specific Uses for (CZ-93-32) Mobile Home Sales and Repair, which expired in January 2004.
3. The property is zoned A-1 and is located in the Developing Urban Area of the Albuquerque/ Bernalillo County Comprehensive Plan.
4. The applicant has agreed to re-plat his property and obtain approval to connect to City water and sewer as required by City of Albuquerque and Bernalillo County agencies.

RECOMMENDATION

DEFERRAL, based on the above Findings.

Catherine VerEecke
Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

Building permits will be required for all proposed structures in addition to any structural slabs, pads, decks and storage areas and carports.

Environmental Health:

City of Albuquerque water and sewer appears to be available to this property. Upon determination and availability of COA Utilities the applicant shall coordinate installation with City Public Works.

The applicant provided "Availability Statement" is out dated circa. 1995 and includes information from the COA Public Works Dept. that references contingencies for water and sewer service.

A current Water and Sewer Availability Statement from the COA is required at this time. The applicant shall provide a statement addressing the "contingencies for service"; how were the contingencies remedied by the applicant for water and sewer service from the COA.

Sewer and or water infrastructure shall be constructed or financially guaranteed as per City of Albuquerque Water/Sewer Availability Statement prior to final plat sign off. Please coordinate this with Bernalillo County Public Works and provide Bernco EH all correspondence and permits.

Must meet commercial property setbacks.

1. As required COA Air Quality Division permits may be required - including but not limited to: ground soil disturbance for grading and drainage; foundation; sewer/waterline excavation; for fugitive dust control. This is suggested for any future development.

2. This property and its eventual use falls completely under the purview of Bernalillo County and all plans, plats, drawings, etc. and use shall be subject to approval and inspection of Bernalillo County Office of EH.

3. This property appears to have a water source that is from a water line being tapped into from a neighboring property city water line.

Two un-permitted wastewater [septic tanks] systems in use on the property.

And an unauthorized mobile home on the property with a person living in it.

The applicant has known since 1995, date of the availability statement, that he had to connect to city water and sewer but hasn't done so.

The applicant shall properly abandon the two septic systems; disconnect the water line from the neighbor; and connect the mobile home and the portable office building to city water and sewer.

Environmental Health (con't.)

For 1/4/06

Applicant has provided a plan to comply with Bernalillo County EH Office.

1. Applicant permitted the two septic tanks with Bernalillo County EH Office. The approval of the two septic tanks meets code until the property connects to sewer. With assurance from the applicant, the sewer connection and septic tank[s] abandonment shall take place by the end of Feb. 2006.

2. Upon investigation and discovery the applicant states that the water line he has been using for domestic use is from the neighboring property belonging to the Bruckners [Rudy and Cindy]. He had entered into an agreement with the Bruckners for use of the water. The consumptive water used by the applicant is paid for through the regular monthly utility bill in the Bruckners name. With assurance from the applicant, the water line will be disconnected from the Bruckners and will establish his own water connection, lines, meter and account by the end of Feb. 2006. Copy of agreement provided to Environmental Health.

3. Applicant is pursuing an infrastructure bond for sewer and water connection. The bond will be further assurance and guarantee that he will connect to water and sewer.

No adverse comment.

Fire:

No comments received.

Zoning Enforcement Manager:

Must comply with below listed comments.

Shall comply with the Landscape Ordinances. Landscape plan does not indicate or show that landscaping shall consist of 75% vegetative ground cover. Shall comply with the Off-Street Parking Regulations, along with other applicable zoning ordinances related to special use.

For 1/4/06

Must comply with below listed comments.

As previously required, the landscape plan does not meet the required landscape buffer zone for street frontage on Central Ave. A 75% percent vegetative ground cover is required along with the trees.

No other adverse zoning comments at this time.

Public Works:

DRAN: A Grading and Drainage plan was approved in 1994, any future development on this property will require the submittal of a revised Grading and Drainage plan.

For 1/4/06

All previous comments regarding this special use permit application will still apply.

COUNTY PLANNING COMMISSION
JANUARY 4, 2006
CSU-40030

DRE: 1. Road improvements maybe required with the developement of this property. Contact the governmental agency having jurisdiction of Central Avenue prior to developement. A Traffic Impact Analysis maybe required.

For 1/4/06

All previous comments regarding this special use permit application will still apply.

Parks & Recreation:

Reviewed. No impact to existing BCPR facilities.

Sheriff's:

No comments received.

COMMENTS FROM OTHER AGENCIES

MRGCOG:

No comment.

For 1/4/06

This section of Central Avenue is owned and maintained by the NMDOT. Furthermore, the Long Range Bikeway System identifies this section of Central Ave as having on street bike lanes. Coordination with the developer should occur to ensure this improvement is included with the proposed project.

AMAFCA:

No objection to requested action. The Grading & Drainage Plan should be coordinated with the City of Albuquerque since it drains to City facilities with limited capacity.

City Open Space:

No comments received.

For 1/4/06

For all cases for the January 4, 2006 hearing Open Space has no adverse comment.

City Planning Department:

No comments received.

City Public Works (Utilities)

No comments received.

City Public Works (Transportation Planning):

No comments.

City Public Works (Transportation Development):

Application Number ZCSU 40030 (10101 Central Ave NW, Map L-8):

All infrastructure within City limits will need to follow all City requirements for design (City Development Process Manual, Standards and Specifications, and all manuals that are applicable to design).

City Transit:

No objection. Transit currently provides bus service to 98th and Central with the route #54 Bridge-Westgate, less than 1/2 mile to the east. Transit may in the future extend the #66 Central route farther west than its current turn-around at Bridge and Central. The Albuquerque/Bernalillo County Comprehensive Plan identifies Central east of 98th as an Enhanced Transit Corridor.

NMSHTD

A State driveway permit will be required for access to the State Road. The permitting process shall be followed to obtain the permit.

For 1/4/06

-A T.I.A. will not be required.

-A State Driveway permit will be required for access to the State Road.

-The permitting process shall be followed to obtain in the permit.

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhood Associations
South Valley Alliance